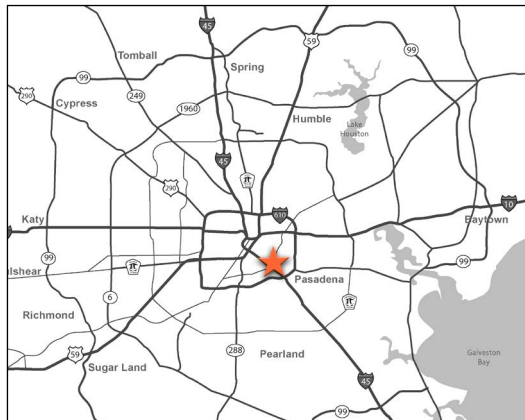


PROPERTY INFORMATION:

- Commercial Property for Lease
- Across the street from Walmart
- +/- 1,125 SF - 6,875 SF Retail Space Available
- 1,100 SF Kiosk with Drive-Thru available for lease with frontage on Wayside
- Located on S. Wayside Drive, just NW of I-45/Gulf Freeway
- Contact Broker for More Details



GULF FREEWAY @ WAYSIDE

RETAIL CENTER & PAD SITES FOR LEASE

I-45 S @ WAYSIDE (ACROSS FROM WALMART) - HOUSTON, TX



Contact: Campbell Anderson
915.433.4853
canderson@orrinc.com

Greg Lee
281-299-5764
glee@orrinc.com



Tel: 713.468.2600 | Fax: 713.468.7774
4601 Washington Ave, Suite 220
Houston, Texas 77007

The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.

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GULF FREEWAY @ WAYSIDE

I-45 S @ WAYSIDE (ACROSS FROM WALMART) - HOUSTON, TX

Demographics:

1 Mile Radius

Population: 15,065
Daytime Pop: 15,901
Households: 4,483
Med HH Income: \$39,117

2 Mile Radius

Population: 75,851
Daytime Pop: 85,171
Households: 21,485
Med HH Income: \$36,696

3 Mile Radius

Population: 147,832
Daytime Pop: 163,643
Households: 43,827
Med HH Income: \$33,894

Traffic Counts:

Wayside Dr.
33,369 VPD (TXDOT 2016)

Gulf Fwy Service Rd.
49,383 VPD (TXDOT 2016)

Gulf Fwy/I-45
185,136 VPD (TXDOT 2016)

US 90 ALT (S of I-45)
22,730 VPD (TXDOT 2016)



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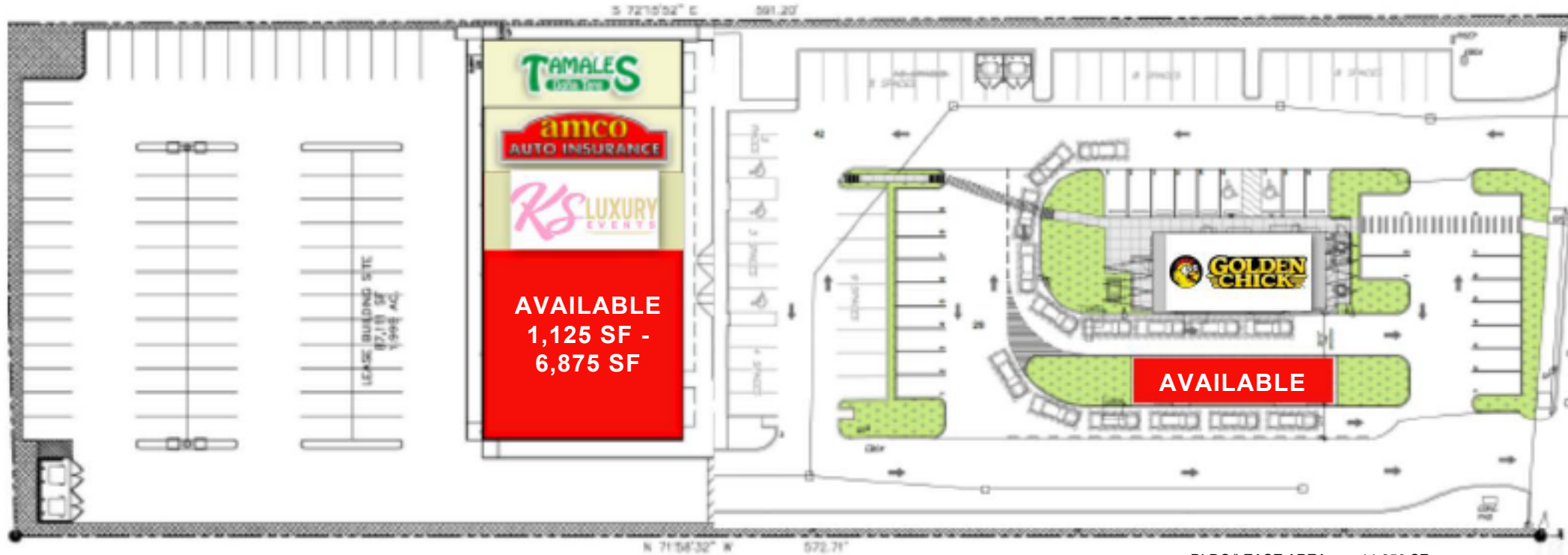
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PARKING ANALYSIS

BLDG/LEASE AREA	11,250 SF
TOTAL PARKING	121 CARS
PARKING RATIO	10.76 CARS / 1000 SF



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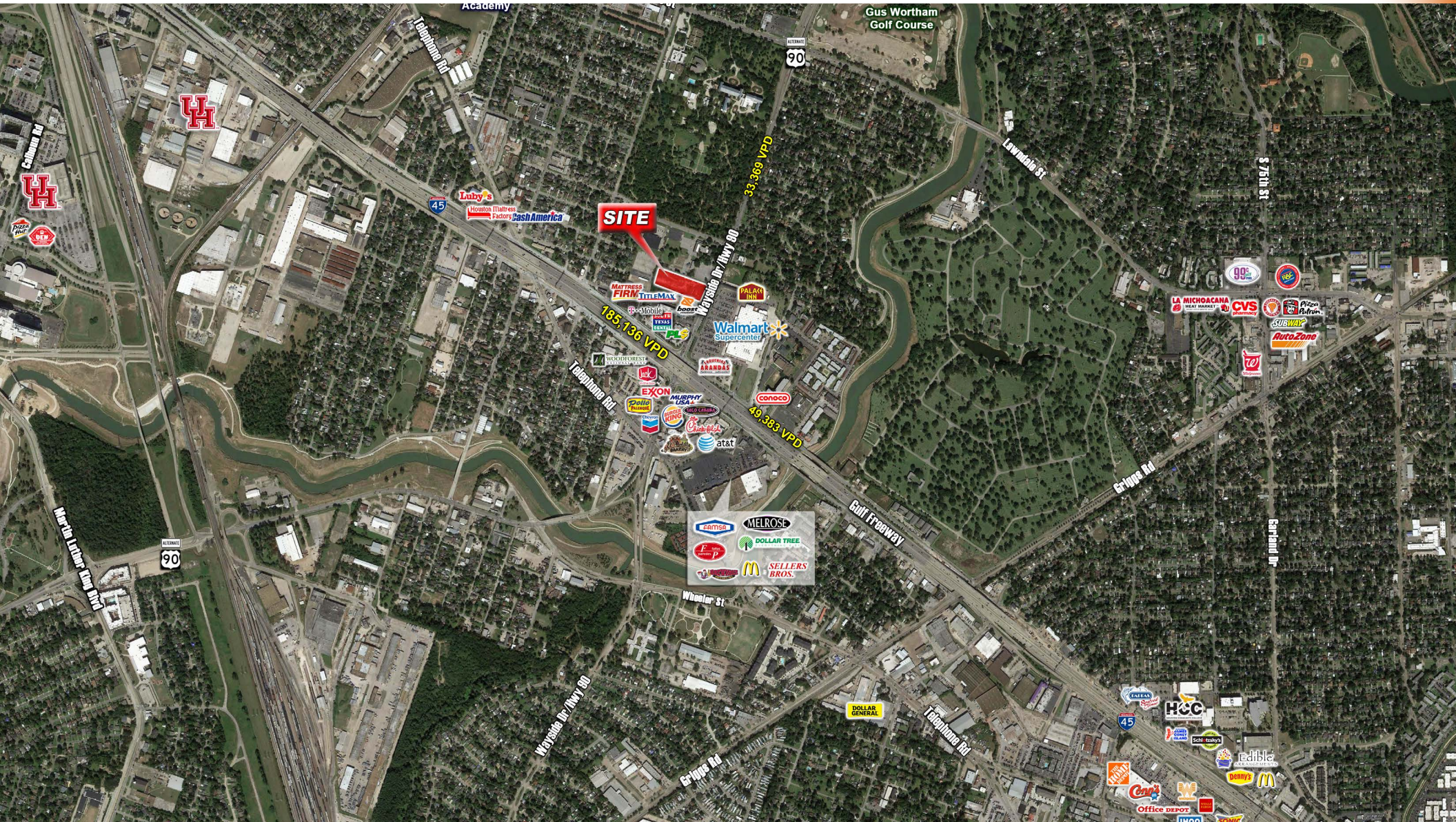
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